

PLANNING COMMISSION MINUTES

July 2, 2003

CALL TO ORDER:

Chairman Bob Barnard called the meeting to order at 7:02 p.m. in the Beaverton City Hall Council Chambers at 4755 SW Griffith Drive.

ROLL CALL:

Present were Chairman Bob Barnard, Planning Commissioners Gary Bliss, Eric Johansen, Dan Maks, Shannon Pogue, Vlad Voytilla, and Scott Winter.

Senior Planner John Osterberg, Associate Planner Tyler Ryerson, Associate Planner Scott Whyte, Transportation Planner Don Gustafson, Assistant City Attorney Ted Naemura, and Recording Secretary Sandra Pearson represented staff.

The meeting was called to order by Chairman Barnard, who presented the format for the meeting.

VISITORS:

Chairman Barnard asked if there were any visitors in the audience wishing to address the Commission on any non-agenda issue or item. There were none.

STAFF COMMUNICATION:

Staff indicated that there were no communications.

OLD BUSINESS:

Chairman Barnard opened the Public Hearing and read the format for Public Hearings. There were no disqualifications of the Planning Commission members. No one in the audience challenged the right of any Commissioner to hear any of the agenda items, to participate in the hearing or requested that the hearing be postponed to a later date. He asked if there were any ex parte contact, conflict of interest or disqualifications in any of the hearings on the agenda. There was no response.

1 **CONTINUANCES:**

2
3 1. **CU 2003-0004 – SISTERS OF ST. MARY'S GYM ADDITION**
4 **CONDITIONAL USE**

5 2. **DR 2003-0013 – SISTER'S OF ST. MARY'S GYM ADDITION DESIGN**
6 **REVIEW**

7 (Continued from May 28, 2003)

8 The applicant requests Conditional Use and Design Review approval
9 for the construction of a new gymnasium and associated amenities on
10 the existing Valley Catholic High School campus. The gymnasium is
11 proposed to be located on the east side of the existing track facility and
12 abutting existing campus buildings, with few track and field events to
13 be relocated to accommodate the proposal.

14
15 Observing that he had not participated in the first hearing on this
16 issue, Commissioner Pogue recused himself and left the dais.

17
18 Commissioner Maks disclosed that his wife is an employee of the
19 attorney representing the *Sisters of St. Mary's of Oregon*, although
20 they do not handle any land use affairs, and pointed out that this
21 would not affect his ability to participate in a fair and impartial
22 decision with regard to this proposal.

23
24 Associate Planner Tyler Ryerson explained the request for a
25 continuance, and discussed Staff Memorandum, dated July 2, 2003,
26 and correspondence from Washington County, dated July 2, 2003.
27 Concluding, he recommended approval of both applications and offered
28 to respond to questions.

29
30 **APPLICANT:**

31
32 **DAVE RIANDA**, representing the *Sisters of St. Mary's of Oregon*,
33 expressed his appreciation for the opportunity to respond to the
34 concerns of the Planning Commissioner and pointed out that this
35 proposal involves a replacement gymnasium. He explained that the
36 new gymnasium would be utilized by the high school students, adding
37 that the grade school students would be using the gymnasium
38 currently used by the high school students, and that the gymnasium
39 currently used by the grade school students would be converted to a
40 storage area. He discussed the parking situation and the different
41 activities that occur on this campus on both a regular and occasional
42 basis, observing that the applicant had followed applicable protocol
43 pertaining to notification and meetings. Concluding, he observed that
44 consultant teams are available to respond to questions.

Commissioner Johansen expressed his appreciation to the applicant for responding to the Planning Commission's concerns.

On question, Mr. Rianda advised Chairman Barnard that the applicant has no issues with the four key points referenced in the letter from Washington County.

PUBLIC TESTIMONY:

No member of the public testified with regard to this proposal.

Mr. Ryerson indicated that he had no further comments.

Assistant City Attorney Ted Naemura indicated that he had no comments with regard to this proposal.

The public portion of the Public Hearing was closed.

Commissioners Maks, Johansen, Voytilla, Winter, and Bliss, and Chairman Barnard observed that the applications meet applicable approval criteria and expressed their support of the proposal.

Mr. Ryerson made a revision to page Facilities Review Condition of Approval C-7, as outlined in the Staff Memorandum dated July 2, 2003.

Commissioner Maks **MOVED** to and Commissioner Johansen **SECONDED** a motion to **APPROVE** CU 2003-0004 – Sisters of St. Mary's Gym Addition Conditional Use, based upon the testimony, reports and exhibits, and new evidence presented during the Public Hearings on the matter, and upon the background facts, findings and conclusions found in the Staff Report dated April 23, 2003, including Conditions of Approval Nos. 1 through 2, and Staff Memorandum dated July 2, 2003, and incorporating the conditions in the letter from Washington County dated July 2, 2003, as follows:

1. Installation of a "pork chop" island at the northern Murray access point designed to preclude left turns in or out of the school campus;
2. Appropriate street illumination at the northern Murray access;

- 1 3. Completion of a full 49' (from center line) right-of-way dedication
2 along the Murray frontage between Tualatin Valley Highway
3 and Farmington; and
4
5 4. Sealing or repair of the existing asphalt sidewalk which runs
6 along the Murray frontage between Tualatin Valley Highway
7 and Farmington.
8

9 Motion **CARRIED** by the following vote:

10
11 **AYES:** Maks, Johansen, Bliss, Voytilla, Winter, and
12 Barnard.
13 **NAYS:** None.
14 **ABSTAIN:** Pogue.
15 **ABSENT:** None.
16

17 Commissioner Maks **MOVED** to and Commissioner Winter
18 **SECONDED** a motion to **APPROVE** DR 2003-0013 – Sisters of St.
19 Mary's Gym Addition Design Review, based upon the testimony,
20 reports and exhibits, and new evidence presented during the Public
21 Hearings on the matter, and upon the background facts, findings and
22 conclusions found in the Staff Report dated April 23, 2003, including
23 Conditions of Approval Nos. 1 through 19, and Staff Memorandum
24 dated July 2, 2003.
25

26 Motion **CARRIED** by the following vote:

27
28 **AYES:** Maks, Winter, Bliss, Johansen, Voytilla, and
29 Barnard.
30 **NAYS:** None.
31 **ABSTAIN:** Pogue.
32 **ABSENT:** None.
33

34 7:30 p.m. – Commissioner Pogue returned to the dais.
35

36 3. CPA 2003-0002 – CRESCENT HILL APARTMENTS III
37 COMPREHENSIVE PLAN AMENDMENT

38 4. ZMA 2003-0002 – CRESCENT HILL APARTMENTS III ZONING
39 MAP AMENDMENT

40 (Continued from June 25, 2003)

41 The applicant is proposing to change the current Comprehensive Plan
42 Map and Zoning Map and Zoning Map designations applicable to a
43 portion of one property located east of the existing Crescent Hill
44 Apartments. The proposal is specific to the northern portion of Tax Lot

1 300 found on Washington County Tax Assessor's Map Number 1S1-
2 13BC. Tax Lot 300 is currently designated Neighborhood Residential –
3 Standard Density (NR-SD) according to the City Comprehensive Plan
4 Land Use Map. The applicant, Commerce Investment Incorporated,
5 requests to change the northern portion, or approximately 29,811
6 square feet of Tax Lot 300, from NR-SD to Neighborhood Residential –
7 Medium Density (NR-MD). Tax Lot 300 is currently zoned Urban
8 Standard Density (R-7). The applicant proposes to change the same
9 northern portion of Tax Lot 300 from R-7 to Urban Medium Density
10 (R-2). The proposed ZMA will increase the allowed residential density
11 on that portion of Tax Lot 300 from one dwelling unit per 7,000 square
12 feet of land, to one dwelling unit per 2,000 square feet of land.
13 Comprehensive Plan Map and Zoning Map designations for the
14 southern portion of Tax Lot 300, at approximately 22,342 square feet,
15 would remain as is.
16

17 Commissioners Johansen, Voytilla, Winter, Bliss, Pogue, and Maks,
18 and Chairman Barnard indicated that they were familiar with the site
19 and had no contact with any individual(s) with regard to this proposal.
20

21 Associate Planner Scott Whyte presented the Staff Reports and briefly
22 explained the purpose of the two applications associated with this
23 proposal, and entered into the record a letter from Robert Francis
24 Searce, dated June 22, 2003. Concluding, he recommended approval
25 of both applications and offered to respond to questions.
26

27 APPLICANT:

28
29 MALCOM McIVER, representing *Commerce Investment Inc.*,
30 explained the proposal, discussed the market analysis, and provided an
31 aerial illustration indicating the location of the lot and orientation to
32 other property in the area. Concluding, he offered to respond to
33 questions.
34

35 At the request of Commissioner Maks, Mr. McIver discussed the study
36 area with respect to the proposed density change and offered
37 clarification with regard to vehicle circulation in the area.
38

39 PUBLIC TESTIMONY:

40
41 JUNE FERAR, explained that her residence is located west of
42 Laurelwood and expressed her support of the proposal, adding that it
43 is her opinion that this proposal is in the best interest of the long range
44 future of the area. She also expressed concerns with respect to traffic

1 safety along Laurelwood and requested that this street not be widened
2 in the future.

3
4 Expressing his appreciation of Ms. Ferar's testimony, Commissioner
5 Maks advised her that the Planning Commission is merely approving a
6 Comprehensive Plan Amendment and a Zoning Map Amendment at
7 this time, emphasizing that the development proposal would be subject
8 to separate review. He also noted that while Mr. McIver intends to
9 develop the site, he could sell the property at some future point and
10 something different could occur.

11
12 **BABETTE HORENSTEIN** expressed her support of the proposal,
13 adding that several individuals in the neighborhood have been closely
14 involved in a long and cooperative process with *Commerce Investment*
15 *Inc.* for 35 years.

16
17 Chairman Barnard pointed out that he is appreciative of public
18 support for a developer.

19
20 Mr. Whyte indicated that he had no further comments.

21
22 Mr. Naemura indicated that he had no comments with regard to this
23 proposal.

24
25 The public portion of the Public Hearing was closed.

26
27 Commissioners Pogue, Winter, Voytilla, Johansen, and Bliss observed
28 that the proposal meets applicable approval criteria and expressed
29 their support of both applications.

30
31 Indicating that the proposal meets applicable criteria and they support
32 both applications, Commissioner Maks and Chairman Barnard pointed
33 out that additional analysis could have been provided with respect to
34 the potential impact to existing streets associated with the projected
35 increase in trips.

36
37 Commissioner Johansen **MOVED** to and Commissioner Bliss
38 **SECONDED** a motion to **APPROVE** CPA 2003-0002 – Crescent Hill
39 Apartments III Comprehensive Plan Amendment, based upon the
40 testimony, reports and exhibits, and new evidence presented during
41 the Public Hearings on the matter, and upon the background facts,
42 findings and conclusions found in the Staff Report dated June 2, 2003.

43
44 Motion **CARRIED** by the following vote:

1 **AYES:** Johansen, Bliss, Maks, Pogue, Voytilla, Winter,
2 and Barnard.

3 **NAYS:** None.

4 **ABSTAIN:** None.

5 **ABSENT:** None.

6
7 Commissioner Johansen **MOVED** to and Commissioner Bliss
8 **SECONDED** a motion to **APPROVE** ZMA 2003-0002 – Crescent Hill
9 Apartments III Zoning Map Amendment, based upon the testimony,
10 reports and exhibits, and new evidence presented during the Public
11 Hearings on the matter, and upon the background facts, findings and
12 conclusions found in the Staff Report dated June 25, 2003.

13
14 Motion **CARRIED** by the following vote:

15
16 **AYES:** Johansen, Bliss, Maks, Pogue, Voytilla, Winter,
17 and Barnard.

18 **NAYS:** None.

19 **ABSTAIN:** None.

20 **ABSENT:** None.

21
22 Chairman Barnard commended staff for the GIS map that had been
23 provided.

24
25 8:03 p.m. – Mr. Whyte left.

26
27 8:03 p.m. through 8:11 p.m. – recess.

28
29 5. **CU 2003-0005 – BEAVERTON CHRISTIAN CHURCH MASTER**
30 **PLAN CONDITIONAL USE**

31 6. **DR 2003-0023 – BEAVERTON CHRISTIAN CHURCH MASTER**
32 **PLAN DESIGN REVIEW**

33 7. **TP 2003-0006 – BEAVERTON CHRISTIAN CHURCH MASTER**
34 **PLAN TREE PLAN**

35 8. **ADJ 2003-0002 – BEAVERTON CHRISTIAN CHURCH MASTER**
36 **PLAN MAJOR ADJUSTMENT**

37 9. **VAR 2003-0006 – FIR GROVE ELEMENTARY PARKING VARIANCE**
38 (Continued from June 25, 2003)

39 The applicant requests approval of a Campus Master Plan for a phased
40 development program at Beaverton Christian Church, including a
41 Type 3 Conditional Use for the long-term phased Master Plan for the
42 church, with the expansion of the North Parking Lot and Fir Grove
43 Parking Area. A Type 3 Design Review has been submitted for the
44 approval of Phase 1 of the Master Plan, including site design and lay-

1 out approval of the North Parking Lot and Fir Grove Elementary Park-
2 ing Area. A Tree Plan 2 is proposed for removal of community and
3 landscape trees, and a Type 3 Major Adjustment is proposed for appro-
4 val of an increase in the allowed height of the Family Life Center. A
5 Type 3 Variance is proposed at Fir Grove Elementary School site to
6 increase the number of parking spaces above the maximum number of
7 parking spaces allowed by Development Code Section 60.30.10.5.

8
9 Commissioner Pogue disclosed that although he is a former member of
10 Beaverton Christian Church, this would not affect his ability to render
11 a fair and impartial decision.

12
13 Disclosing that as an employee of the Beaverton School District he is
14 involved with this proposal, Commissioner Voytilla recused himself
15 from participating in this decision and left the dais.

16
17 Commissioner Winter mentioned that during a site visit, he had met
18 and had a long conversation with the resident of the last house on
19 Menlo Drive.

20
21 Commissioner Johansen requested clarification with regard to the
22 conversation mentioned by Commissioner Winter.

23
24 Commissioner Winter explained that the conversation had been
25 pertaining to land use and enforcement issues with the Police
26 Department.

27
28 Commissioners Johansen, Bliss, Pogue, and Maks and Chairman
29 Barnard indicated that they had visited and were familiar with the
30 site and had no contact with any individual(s) with regard to this
31 proposal.

32
33 Mr. Ryerson presented the five Staff Reports associated with this
34 proposal, briefly explained the purpose of the various applications and
35 the proposed utilization of the site, and discussed several revisions to
36 the Staff Reports.

37
38 Commissioner Bliss mentioned Tri-Met's original letter.

39
40 Mr. Ryerson discussed Metro's letter.

41
42 Commissioner Bliss requested clarification with regard to what had
43 changed staff's position on the Variance Request.

44

1 Mr. Ryerson explained that the applicant's proposal reduced the
2 number of parking spaces requested with the majority of the spaces to
3 be located on existing impervious surface which was originally
4 approved as a parking area.

5
6 Commissioner Pogue referred to the Tree Plan, and mentioned two
7 trees that had been badly scorched.

8
9 Mr. Ryerson explained that the applicant had determined that one of
10 the trees could potentially be preserved, while the other trees were
11 proposed for removal prior to the fire.

12
13 Commissioner Maks questioned whether Allen Boulevard is identified
14 as a Pedestrian Corridor, and was advised by Mr. Ryerson that it is
15 not.

16
17 Commissioner Winter suggested the possibility of installing some type
18 of shrubbery on Allen Boulevard to prevent jaywalking.

19
20 **APPLICANT:**

21
22 **SALLY BOWDER**, Business Administrator of Beaverton Christian
23 Church, provided a brief history of the church, noting that there are
24 approximately 2,100 members of this congregation. She explained that
25 the church provides various opportunities for children and youth,
26 including preschool and kindergarten during the week, and classes
27 pertaining to sexual addiction, abuse, and divorce. She noted that the
28 facility includes a counseling center and a food pantry that provides
29 groceries to people in the community on a daily basis. Observing that
30 there is a Neighborhood Party in August, she noted that this party
31 provides games, school clothes, school supplies, and free haircuts. She
32 discussed the Vision 2010 Plan, which includes additional parking and
33 a youth center, with Phase 3 to replace the current gymnasium with a
34 new family life center. Noting that the applicant had been involved in
35 a good working relationship with the City of Beaverton, she expressed
36 her appreciation to staff and introduced Chuck Hayward.

37
38 **CHUCK HAYWARD**, representing *Ankrom Moisan Associated*
39 *Architects* on behalf of the applicant, discussed Condition of Approval
40 No. 5 which pertains to the Fir Grove parking areas and the proposed
41 planting of Oregon Grape. He discussed the site, building, and grade,
42 and offered to respond to questions.

43

1 On question, Mr. Hayward described for Commissioner Bliss the initial
2 concept of the island and the parking lot side of the sidewalk, and
3 clarified issues with regard to the gate and the contract between the
4 school and the church.

5
6 **VLAD VOYTILLA**, Facilities Project Manager for *Beaverton School*
7 *District*, discussed the draft parking agreement with the church.

8
9 **ZAN HESS**, Principal of Fir Grove Elementary, described the
10 summertime utilization of the fields.

11
12 Commissioner Maks pointed out that these elementary fields are
13 particularly busy.

14
15 **MATT SIMPSON**, representing *W & H Pacific*, spoke in support of the
16 proposal.

17
18 **PUBLIC TESTIMONY:**

19
20 **WAYNE HALVERSON**, on behalf of himself and his wife, expressed
21 concern with several issues with along Menlo Drive, mainly with the
22 proposed expansion of the north parking lot. He requested considera-
23 tion of certain requirements to minimize the potential impact on the
24 properties, including lighting and a small group of fir trees. He point-
25 ed out that a singed tree would not necessarily die, expressing his
26 opinion that it is not necessary to remove these trees. He pointed out
27 that he would like all of the fir trees preserved, if possible, adding that
28 he is concerned with parking lot lighting and landscaping. He request-
29 ed that the parking lot on the north side be utilized, noting that the
30 lights should be turned off when the lot is not in use. On question, he
31 advised Commissioner Maks that he is not certain whether these lights
32 are on continuously, adding that he has had problems with neighbor-
33 hood kids, specifically a broken split rail fence and trash in his yard.

34
35 **APPLICANT'S REBUTTAL:**

36
37 Mr. Simpson explained that the applicant intends to plant a con-
38 tinuous single row of Spring Bouquet Viburnum along the entire north
39 property line, adding that this should provide screening throughout
40 the year, and that cotoneaster would be provided as ground cover.

41
42 On question, Mr. Simpson specified that the plants would be provided
43 in five gallon containers, adding that there had been valid concern
44 expressed with regard to the Douglas Fir, suggesting that one be left.

1 Ms. Bowder discussed the issue with installing a gate on the north
2 parking lot, observing that this parking lot is made available for a
3 Christian school that utilizes it for children dropped off of the bus,
4 adding that this would involve someone locking and unlocking the gate
5 on a daily basis.

6
7 Referring to the proposed median on Allen Boulevard, Mr. Hayward
8 noted that the church could eliminate the island, which would be an
9 expensive addition.

10
11 Ms. Bowder pointed out that not very many people cross at that
12 location.

13
14 Commissioner Maks noted that if only a few people cross at that
15 location at this time, the island would serve to create an invitation.

16
17 **PUBLIC REBUTTAL:**

18
19 No member of the public offered any rebuttal of the applicant's
20 rebuttal.

21
22 Mr. Ryerson indicated that he had no further comments with regard to
23 this proposal.

24
25 Mr. Naemura indicated that he had no comments with regard to this
26 proposal.

27
28 The public portion of the Public Hearing was closed.

29
30 Commissioner Johansen

31
32 Chairman Barnard noted that he would like to reach a consensus with
33 regard to the island, the gates, and the height.

34
35 Observing that he is opposed to the island, Commissioner Winter
36 stated that he is ambivalent with regard to the gates, but only if they
37 are utilized and not inconvenient, adding that he agrees that the
38 proposed height should not exceed the current building elevation.

39
40 Commissioner Pogue stated that he is opposed to the island, adding
41 that he would not be against the gate if it does not create a burden on
42 the applicant, and that he is comfortable with the proposed height. He
43 suggested the possibility of imposing a condition of approval with the
44 Beaverton School District with regard to the fence.

1 Commissioner Maks expressed his opposition to the island, adding that
2 he supports a gate for the protection of the neighbors in this residential
3 zone and would agree with Commissioner Bliss with regard to a
4 properly drafted condition of approval pertaining to the height.

5
6 Commissioner Johansen expressed his opposition to the island and
7 support of the gate and height request.

8
9 Commissioner Bliss expressed his opposition to the island and gate,
10 adding that the building height should be limited to existing height.

11
12 Expressing his opposition to the island and support of the gate,
13 Commissioner Barnard expressed his opinion that the height should
14 remain as it is at the present time.

15
16 Commissioner Maks **MOVED** and Commissioner Pogue **SECONDED** a
17 motion to **APPROVE** CU 2003-0005 – Beaverton Christian Church
18 Master Plan Conditional Use, based upon the testimony, reports and
19 exhibits, and new evidence presented during the Public Hearings on
20 the matter, and upon the background facts, findings and conclusions
21 found in the Staff Report dated June 25, 2003, as amended, including
22 Conditions of Approval Nos. 1 through 8, with an amendment to
23 Condition of Approval No. 5, as follows:

- 24
25 5. Prior to the final Design Review inspection of the Fir
26 Grove Parking Areas, the applicant shall plant a single
27 row of ~~Oregon-Grape~~ **native species** to be located between
28 the northern curb and the storm water swale. The size of
29 planting shall be a minimum of two-gallon containers,
30 spaced at 30-inches on center.

31
32 and additional Condition of Approval No. 9, as follows:

- 33
34 9. Upon completion of the North Parking Lot, the applicant
35 shall install a gate similar to the proposed bollard and
36 chain gates located at the Fir Grove Elementary site.

37
38 Motion **CARRIED** by the following vote:

39
40 **AYES:** Maks, Pogue, Bliss, Johansen, Winter, and
41 Barnard.

42 **NAYS:** None.

43 **ABSTAIN:** Voytilla.

44 **ABSENT:** None.

Commissioner Maks **MOVED** and Commissioner Bliss **SECONDED** a motion to **APPROVE** DR 2003-0023 – Beaverton Christian Church Master Plan Design Review, based upon the testimony, reports and exhibits, and new evidence presented during the Public Hearings on the matter, and upon the background facts, findings and conclusions found in the Staff Report dated June 25, 2003, eliminating any reference in Facilities Review to an island on Allen Boulevard, and Staff Memorandum dated July 2, 2003, and including Conditions of Approval Nos. 1 through 14, and including Condition of Approval submitted by staff, as follows:

15. Prior to the issuance of the Site Development Permit for the Fir Grove Parking Lot expansion, parking agreements between Beaverton Christian Church and the School District shall be executed.

and deleting the requirements for median, and deleting Condition C-3 on pages 14 and 15 of the Technical Facilities Review and Recommendation.

Motion **CARRIED** by the following vote:

AYES: Maks, Bliss, Johansen, Pogue, Winter, and Barnard.
NAYS: None.
ABSTAIN: Voytilla.
ABSENT: None.

Commissioner Maks **MOVED** and Commissioner Bliss **SECONDED** a motion to **APPROVE** TP 2003-0006 – Beaverton Christian Church Master Plan Tree Plan, based upon the testimony, reports and exhibits, and new evidence presented during the Public Hearings on the matter, and upon the background facts, findings and conclusions found in the Staff Report dated June 25, 2003, including Conditions of Approval Nos. 1 through 5.

Motion **CARRIED** by the following vote:

AYES: Maks, Bliss, Johansen, Pogue, Winter, and Barnard.
NAYS: None.
ABSTAIN: Voytilla.
ABSENT: None.

Commissioner Maks **MOVED** and Commissioner Winter **SECONDED** a motion to **APPROVE** VAR 2003-0006 – Fir Grove Elementary Parking Variance, based upon the testimony, reports and exhibits, and new evidence presented during the Public Hearings on the matter, and upon the background facts, findings and conclusions found in the Staff Report dated June 25, 2003, eliminating any reference in Facilities Review to an island on Allen Boulevard, and Staff Memorandum dated July 2, 2003, and including Conditions of Approval Nos. 1 and 2.

Motion **CARRIED** by the following vote:

AYES: Maks, Winter, Bliss, Johansen, Pogue, and Barnard.

NAYS: None.

ABSTAIN: Voytilla.

ABSENT: None.

Commissioner Maks **MOVED** and Commissioner Winter **SECONDED** a motion to **APPROVE** ADJ 2003-0002 – Beaverton Christian Church Master Plan, based upon the testimony, reports and exhibits, and new evidence presented during the Public Hearing on the matter, and upon the background facts, findings and conclusions found in the Staff Report dated June 25, 2003, including Conditions of Approval Nos. 1 through 3, and including an additional Condition of Approval, as follows:

4. New structures shall not exceed the elevation of the existing buildings.

Motion **CARRIED** by the following vote:

AYES: Bliss, Winter, Johansen, Maks, Pogue, and Barnard.

NAYS: None.

ABSTAIN: Voytilla.

ABSENT: None.

MISCELLANEOUS BUSINESS:

The meeting adjourned at 10:45 p.m.